

SITE DATA	
1. OWNER OF RECORD:	VARS PROPERTY MANAGERS 1103 ELKTON ROAD NEWARK, DE 19711
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-754-7950
3. PROPERTY ADDRESS:	1105 ELKTON ROAD NEWARK, DE 19711
4. PROPERTY LOCATION:	LATITUDE: N39° 39' 23.03" WRS80 - NAD83 (2011) LONGITUDE W75° 47' 04.75" WRS80 - NAD83 (2011)
5. PARCEL NUMBER:	180540090
6. DEED REFERENCE :	400-247
7. MICROFILM REFERENCE :	6442 "IRON HILL LUMBER COMPANY"
8. SITE AREA SUMMARY:	6,050.04 ACRES
9. BUILDING AREA:	EXISTING: 20,249 S.F. ± PROPOSED: 5,585 S.F. ± (2.2% OF TOTAL SITE)
10. PRESENT USE:	COMMERCIAL
11. PROPOSED USE:	CONVENIENCE STORE WITH GAS
12. ZONING CLASSIFICATION:	EXISTING: I - UDC - INDUSTRIAL PROPOSED: BC - CITY OF NEWARK - GENERAL BUSINESS
13. LIMIT OF DISTURBANCE:	± 4.58 ACRES
14. SETBACKS:	BC - CITY OF NEWARK - GENERAL BUSINESS STREET YARD: 40 FT (PRE MICROFILM 6442) SIDE YARD: 25 FT REAR YARD: 25 FT
15. BULK REQUIREMENTS:	BC - CITY OF NEWARK - GENERAL BUSINESS MAX BUILDING HEIGHT: 35 FT MINIMUM LOT AREA: 14,000 SQ. FT. MINIMUM LOT WIDTH: 140 FT MAXIMUM LOT COVERAGE: NONE
16. PARKING CALCULATIONS:	REQUIRED: (5,585 SF / 200 SF) + 10 EMPLOYEES = 38 PARKING STALLS PROVIDED: 59 PARKING STALLS
17. BICYCLE PARKING:	REQUIRED: 1 BICYCLE SPACE PER 5 PARKING STALLS = 7 SPACES
18. WETLAND AREA:	AREA 1: 3.388 SQ. FT. AREA 2: 7.777 SQ. FT. TOTAL: 11,165 SQ. FT.
19. SANITARY SEWER FLOW:	TOTAL AVERAGE DAILY FLOW: 5,585 S.F. * 0.1 GPD / S.F. = 558.5 GPD TOTAL PEAK FLOW: 558.5 GPD (4.0 PEAKING FACTOR) = 2,234 GPD
20. MONUMENTATION:	4 FOUND 4 SET
21. SURVEY CLASSIFICATION:	URBAN SURVEY
22. SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND
23. SURVEY DATUM:	NGS MONUMENTS VERTICAL: NAVD 88 - RV17 HORIZONTAL: NAD 83 (2011) DSP - CORS
24. DELDOT CONTRACT:	6403002 - ELKTON ROAD 7111006 - OTTS CHAPEL ROAD
25. STATE STRATEGY LEVEL:	INVESTMENT LEVEL 1
26. DELDOT TID:	PARCEL IS NOT WITHIN THE DELDOT TRANSPORTATION IMPROVEMENT DISTRICTS
27. ROAD CLASSIFICATION:	ELKTON ROAD (50 M.P.H.) - OTHER PRINCIPAL ARTERIAL NCR-00011 OTTS CHAPEL ROAD (40 M.P.H.) - MAJOR COLLECTOR NCR-00397
28. JURISDICTION:	CITY OF NEWARK
29. DELDOT PROJECT ID No.:	TBD

GENERAL NOTES :	
1.	TOPOGRAPHIC AND BOUNDARY RETRACEMENT SURVEY WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN MAY OF 2018.
2.	THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3.	PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
4.	PARCEL IS LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN ZONE, BASED ON FIRM MAP 10003C0120J PLANE 120 OF 475, DATED JANUARY 17, 2007.
5.	ALL MEASUREMENTS MADE ARE BASED ON A GNSS RTK SITE CALIBRATION SET BY BECKER MORGAN GROUP, DOVER DE., IN APRIL OF 2018. BOTH VERTICAL AND HORIZONTAL COORDINATES FOR SITE CALIBRATION WERE DERIVED THROUGH A LIMITED CONSTRAINT POST PROCESS OF STATIC GNSS OBSERVATIONS. VERTICAL DATUM IS BASED ON NGS MONUMENT RV17 (NAVD 88) WITH TIES TO OTHER NEAR BY PASSIVE NGS MONUMENTS. HORIZONTAL DATUM IS BASED ON ACTIVE NGS MONUMENTS - DELAWARE STATE PLANE NAD 83 (2011).
6.	WHERE GNSS OBSERVATION WERE NOT SUITABLE, MEASUREMENTS WERE MADE WITH A TOPCON GS-3A ELECTRONIC TOTAL STATION. TRAVERSE NAD TO/FROM POINTS SET WITHIN CALIBRATION FILE WERE WITHIN MINIMUM CLOSURE STANDARD SET BY STATE STATUTE FOR A URBAN SURVEY.
7.	A WETLANDS DELINEATION WAS COMPLETED BY WATERSHED ECO. NEWARK, DELAWARE AND IS BASED ON A SITE DELINEATION PERFORMED IN MAY OF 2018 BY JIM MCCULLY (PWS 47). THE DELINEATION DETERMINED THAT THERE ARE WETLANDS EXISTENT ON THE SITE.
8.	ALL UNDERGROUND UTILITIES SHOWN HEREON ARE OCCUPIED BASED ON EVIDENCE COLLECTED FROM TOPOGRAPHIC SURVEY AND INFORMATION PROVIDED FROM MISS UTILITY TICKET #181090674 & #181090679. THIS PLAN SHOULD BE CONSIDERED A QUALITY LEVEL D ACCURACY DEFINED BY FHWA - SUBSURFACE UTILITY ENGINEERING.
9.	DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
10.	THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
11.	BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM THE CITY OF NEWARK, DELAWARE DEPARTMENT OF TRANSPORTATION AND APPROPRIATE STATE AND COUNTY AGENCIES.
12.	NO TREES GROWING OVER 18" AT MATURITY CAN BE PLANTED UNDER THE AERIAL POWER LINES ON SOUTH MAIN STREET.
13.	A BLANKET UTILITY EASEMENT IS PROVIDED ACROSS THE ENTIRE SITE TO THE CITY OF NEWARK TO PROVIDE CITY SERVICES TO THIS PROPERTY OR ADJACENT PROPERTIES.
14.	ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO THE CITY OF NEWARK AND THE STATE OF DELAWARE STANDARDS, MOST CURRENT DETAIL STANDARDS & SPECIFICATIONS.
15.	AS-BUILT PLANS AND CHECKLIST SHALL BE SUBMITTED TO THE CITY OF NEWARK PRIOR TO ISSUANCE OF OCCUPANCY.
16.	ALL HANDICAPPED PARKING STALLS, LOGOS, AND ACCESS AISLES SHALL BE MARKED WITH BLUE PAINT AND HATCHED ACCORDINGLY.
17.	AN "APPROVAL TO CONSTRUCT" WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC HEALTH OFFICE OF DRINKING WATER. A COPY OF THE APPROVED PERMIT SHALL BE FURNISHED TO THE CITY PRIOR TO CIP APPROVAL.
18.	AN "APPROVAL TO OPERATE" FROM THE DEPARTMENT OF PUBLIC HEALTH SHALL BE PROVIDED TO THE CITY PRIOR TO THE USE OF ANY DOMESTIC WATER OR ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
19.	A DNREC "CONSTRUCTION OF WASTEWATER COLLECTION AND CONVEYANCE SYSTEMS" PERMIT WILL BE REQUIRED AND SHALL BE FURNISH TO THE CITY PRIOR TO CIP APPROVAL.
20.	THE DEVELOPER SHALL PAY THE SEWAGE TREATMENT PLANT (STP) FEE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

PURPOSE OF PLAN	
1.	TO ANNEX THE PROPERTY INTO THE CITY OF NEWARK.
2.	TO DEMOLISH EXISTING BUILDINGS AND CONSTRUCT A GAS/SERVICE STATION WITH CONVENIENCE MARKET ALONG WITH ASSOCIATED SITE IMPROVEMENTS.

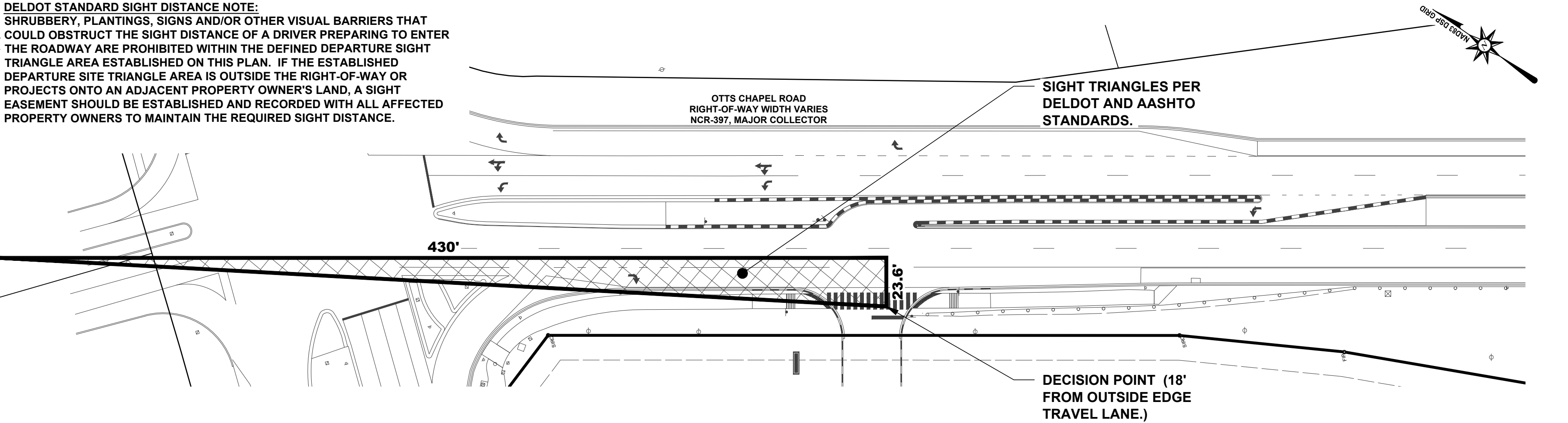
OWNERS CERTIFICATION	
I, VARS PROPERTY MANAGERS, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.	
OWNER	DATE

ENGINEERS CERTIFICATION	
I, CHRISTOPHER D. DUKE, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.	
CHRISTOPHER D. DUKE	P.E. NO. 16378
	DATE

<div><div><div>BECKER MORGAN</div><div>GROUP</div></div><div>ARCHITECTURE ENGINEERING</div><div><div>Dover, DE</div><div>309 S. Governors Ave. Dover, DE 19904 Ph. 302.734.7950 Fax 302.734.7965</div><div>Salisbury, MD</div><div>312 West Main St. Suite 300 Salisbury, MD 21801 Ph. 410.546.9100 Fax 410.546.5824</div><div>Wilmington, NC</div><div>3333 Jaeckle Rd. Suite 120 Wilmington, North Carolina 28403 Ph. 910.341.7600 Fax 910.341.7506</div><div>www.beckermorgan.com</div></div></div>		
PROJECT TITLE		
<div>CONVENIENCE STORE WITH GAS</div> <div>REZONING, MINOR SUBDIVISION, ANNEXATION, & SPECIAL USE PERMIT</div> <div>PR#18-07-01</div> <div>1105 ELKTON ROAD NEWARK, DE 19711 PENCADER HUNDRED NEW CASTLE COUNTY</div>		
SHEET TITLE		
<div>COVER SHEET AND OVERALL LAYOUT</div> <div>PRELIMINARY</div>		
<div><div>02550100</div><div>SCALE: 1" = 50'</div></div>		
ISSUE BLOCK		
3	11/9/21	AGENCY SUBMISSION
2	7/7/21	AGENCY SUBMISSION
		AGENCY SUBMISSION
MARK	DATE	DESCRIPTION
(LAYER STATE: C201)		
PROJECT NO.:		2017244.01
DATE:		06/29/20
SCALE:		1" = 50'
DRAWN BY: J.D.K.		PROJ. MGR.: C.D.D.
SHEET		
C-001		
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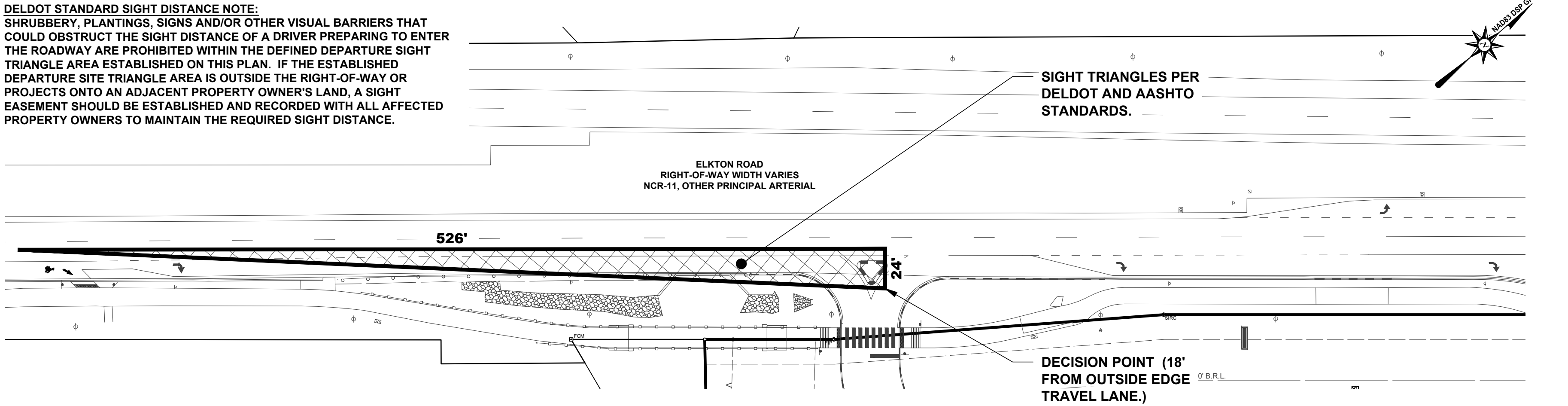
MAINTENANCE OF TRAFFIC GENERAL NOTES		DELDOT ISSUED 9/25/19
1.	ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH: THE CONTRACT DOCUMENTS, THE LATEST VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (HEREINAFTER REFERRED TO AS THE "DELAWARE MUTCD"), CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND SUPPLEMENTAL SPECIFICATIONS, INCLUDING ALL REVISIONS AS OF THE DATE OF THE ENTRANCE PERMIT APPROVAL.	
2.	CONTRACTOR SHALL SUPPLY MESSAGE BOARDS THAT ARE TO BE PLACED TEN (10) DAYS PRIOR TO CONSTRUCTION AND/OR TRAFFIC PATTERN CHANGES. THE MESSAGE BOARDS MUST REMAIN IN PLACE FIVE (5) DAYS AFTER WORK HAS STARTED AND/OR AFTER TRAFFIC PATTERN CHANGES. THE NUMBER OF MESSAGE BOARDS, LOCATIONS, AND WORDING ON THE MESSAGE BOARDS SHALL BE COORDINATED WITH THE DISTRICT SAFETY OFFICER.	
3.	THE DEPARTMENT RESERVES THE RIGHT TO STOP THE CONTRACTOR'S OPERATIONS, IF, IN THE OPINION OF THE DEPARTMENT'S REPRESENTATIVE, THE CONTRACTOR'S OPERATIONS ARE NOT IN COMPLIANCE WITH THE DELAWARE MUTCD, THE SPECIFICATIONS OR THE PLANS OR IF THE CONTRACTOR'S OPERATIONS ARE DEEMED UNSAFE.	
4.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL 911 CENTER, LOCAL SCHOOLS AND DELDOT COMMUNITY RELATIONS OF ALL ROADS AND LANES TO BE CLOSED A MINIMUM OF SEVEN (7) CALENDAR DAYS BEFORE THE CLOSURE.	
5.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE TRANSPORTATION MANAGEMENT CENTER IS NOTIFIED EACH AND EVERY DAY WHEN WORK IS BEING PERFORMED IN STATE RIGHT-OF-WAY. THE CONTRACTOR SHALL IDENTIFY THE TYPE OF WORK, ANY LANE(S) OR SHOULDER(S) CLOSED, THE LENGTH OF TIME FOR WORK, WHEN THE LANE RESTRICTIONS ARE IN PLACE AND WHEN LANE RESTRICTIONS ARE LIFTED, CONTACT PERSON/PHONE NUMBER AND STATE INSPECTOR. THE TRANSPORTATION MANAGEMENT CENTER CAN BE REACHED AT (302) 659-4600.	
6.	WHEN SIDE ROADS INTERSECT THE WORK ZONE, ADDITIONAL TRAFFIC CONTROL DEVICES SHALL BE ERCTED INCLUDING PERMANENT WARNING SIGNS.	
7.	ALL STORAGE OF EQUIPMENT AND MATERIAL SHALL COMPLY WITH THE DELAWARE MUTCD, SECTION 6G.21.	
8.	ALL PAVEMENT MARKINGS THAT ARE NO LONGER IN USE AND CONFLICT WITH TEMPORARY PAVEMENT MARKINGS SHALL BE REMOVED AND COMPLETELY OBLITERATED BY A METHOD APPROVED BY THE ENGINEER. PAINTING OVER THE CONFLICTING PAVEMENT MARKINGS WILL NOT BE ACCEPTED AS A METHOD OF REMOVAL.	
9.	THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF EXISTING PAVEMENT WITHIN THE PROJECT LIMITS FOR THE DURATION OF THE CONTRACT OR AS DIRECTED BY THE ENGINEER.	
10.	TYPICAL APPLICATIONS PER THE DELAWARE MUTCD SHALL BE INCORPORATED TO ACHIEVE REQUIRED TEMPORARY TRAFFIC CONTROL AND SAFETY REQUIREMENTS. THIS PROJECT IS SUBJECT TO THE FOLLOWING TYPICAL APPLICATIONS UNLESS DIRECTED OTHERWISE BY THE DELDOT DISTRICT SAFETY OFFICER.	
	OTTS CHAPEL ROAD	
	TA-1 - (WORK BEYOND THE SHOULDER > 10 FEET FROM THE EDGE OF THE TRAVELED WAY)	
	TA-3A - (WORK ON THE SHOULDER OF A MULTI-LANE, DIVIDED HIGHWAY)	
	TA-33 - (STATIONARY LANE CLOSURE ON A MULTI-LANE, DIVIDED HIGHWAY)	
	TA-39 - (MEDIAN CROSSOVER ON A MULTI-LANE, DIVIDED HIGHWAY)	
	ELKTON ROAD	
	TA-1 - (WORK BEYOND THE SHOULDER > 10 FEET FROM THE EDGE OF THE TRAVELED WAY)	
	TA-3A - (WORK ON THE SHOULDER OF A MULTI-LANE, DIVIDED HIGHWAY)	
11.	WITHIN THE MAINLINE WORK AREA, PERMANENT ADVANCE WARNING SIGNS WITH THE LEGENDS ROAD WORK AHEAD SHALL BE INSTALLED IN ADVANCE OF THE WORK AREA IN BOTH DIRECTIONS. AN END ROAD WORK SIGN SHALL BE LOCATED 500 FEET DOWNSTREAM FROM THE WORK AREA, ON INTERSECTING ROADWAYS WITHIN THE PROJECT LIMITS. A ROAD WORK AHEAD SIGN SHALL BE PLACED AT A DISTANCE NOT LESS THAN 500 FEET IN ADVANCE OF THE WORK AREA. ALL PERMANENT ADVANCE WARNING SIGNS SHALL BE GROUND MOUNTED ON TWO NCHRP-350 OR MASH APPROVED BREAKAWAY POSTS AND SHALL BE MOUNTED IN COMPLIANCE WITH THE DELAWARE MUTCD. PERMANENT ADVANCE WARNING SIGNS SHALL BE MOUNTED AT A HEIGHT OF 7 FEET, MEASURED FROM THE ROADWAY TO THE BOTTOM OF THE SIGN. THE USE OF SKID MOUNTED SIGN SUPPORTS IS NOT ALLOWED UNLESS THE CONTRACTOR CAN DEMONSTRATE THAT A UTILITY CONFLICT EXISTS, WHICH SHALL BE VERIFIED BY THE DISTRICT SAFETY OFFICER. OR CONCRETE MEDIANS PREVENT THE INSTALLATION OF THE PERMANENT ADVANCE WARNING SIGNS IN THE APPROPRIATE LOCATION.	
12.	THE USE OF MILLINGS AND GRADED AGGREGATE BASE COURSE (GABC) IN THE TRAVEL WAY, TEMPORARY TRAVEL WAY, HIGH VOLUME ENTRANCES AND ACCESS RAMP FOR THE PURPOSE OF PROVIDING A TEMPORARY ROADWAY SURFACE, POTHOLE REPAIR, TAPERED EDGE FOR UTILITIES, BUTT JOINTS, AND LONGITUDINAL DROP-OFFS (MILLING AND PAVING OPERATIONS) IS PROHIBITED UNLESS IT IS OTHERWISE DESIGNATED TO BE USED IN THE CONTRACT PLANS. USE COLD PATCH, BITUMINOUS CONCRETE, BITUMINOUS CONCRETE WEDGE, OR TAPER MILL, AS NOTED IN THE CONTRACT DOCUMENTS OR APPROVED BY THE ENGINEER.	
	MILLINGS OR GABC SHALL BE USED AT THE FOLLOWING LOCATIONS WHERE ACCESS TO A BUSINESS, RESIDENCE, OR EDGE DROP OFF NEEDS TO BE MAINTAINED UNLESS OTHERWISE NOTED IN THE PLANS OR DIRECTED BY THE ENGINEER TO USE BITUMINOUS CONCRETE OR COLD PATCH. ALL MILLINGS AND GABC WILL BE ROLLED AND COMPACTED TO HELP PREVENT THE MATERIAL FROM UNRAVELLING.	
12.1.	DRIVEWAYS	
12.2.	ENTRANCES	
12.3.	LOW VOLUME ACCESS RAMPS (IDENTIFIED IN THE CONTRACT DOCUMENTS)	
12.4.	EDGE DROP-OFFS ADJACENT TO LIVE ROADWAY (LANES AND SHOULDER) AND THE PROPOSED ROAD CONSTRUCTION	
12.5.	EDGE OF ROADWAY DROP-OFF	
	THE BASE COURSE MATERIAL SHALL BE PLACED AT NO GREATER THAN THE SLOPE SPECIFIED IN THE DELAWARE MUTCD, TABLE 6G-1 AND SHALL BE COMPACTED.	
	VERTICAL DIFFERENCES SHALL BE CORRECTED IN ACCORDANCE WITH THE DELAWARE MUTCD, TABLE 6G-1.	
13.	ACCEPTABLE MATERIALS FOR TEMPORARY PEDESTRIAN PATHS SHALL INCLUDE CONCRETE, HOT-MIX, COMPACTED MILLINGS OR PLYWOOD WALKWAY STRUCTURE. PLYWOOD WALKWAY STRUCTURES SHALL ALSO INCLUDE DETECTABLE EDGING AND RAILINGS IN ACCORDANCE WITH ADA GUIDELINES AND THE DELAWARE MUTCD. STONE OR GRADED AGGREGATE BASE COURSE SHALL NOT BE USED FOR TEMPORARY PEDESTRIAN PATHS.	
14.	THE CONTRACTOR SHALL ADD THE BICYCLE IN LANE (W11-1-DE) SIGN TO THE TYPICAL APPLICATION SIGNING STACK DURING CONSTRUCTION ACTIVITIES THAT RESTRICT USE OF EXISTING SHOULDER / BIKE LANE.	
15.	CONSTRUCTION ACTIVITIES THAT IMPACT TRAFFIC SIGNAL OPERATION SHALL FOLLOW THE TEMPORARY TRAFFIC CONTROL WITHIN INTERSECTION MEMO DATED MARCH 19, 2012.	

DELDOT STANDARD SIGHT DISTANCE NOTE:
SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SITE TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.



OTTS CHAPEL ROAD - SIGHT DISTANCE TRIANGLE

DELDOT STANDARD SIGHT DISTANCE NOTE:
SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SITE TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.



ELKTON ROAD - SIGHT DISTANCE TRIANGLE

DELDOT GENERAL NOTES:

DELDOT ISSUED 03/14/22

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP) ALL MATERIALS AND WORKMANSHIP WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SUPPLEMENTAL SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS, SPECIAL PROVISIONS, PAS MANUAL AND DESIGN GUIDANCE MEMORANDUMS.
3. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDDED AND MULCHED. IF SOD IS USED NEXT TO SIDEWALK OR SHARED-USE PATH, CONTRACTOR SHALL GRADE TOPSOIL ADJACENT TO THE SIDEWALK OR SHARED-USE PATH PRIOR TO PLACEMENT OF SOD TO ENSURE THAT SOD IS PLACED FLUSH OR JUST BELOW EDGE OF SIDEWALK OR SHARED-USE PATH TO AVOID WATER PONDING ON THE SIDEWALK OR SHARED-USE PATH.
4. A 72-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DELDOT DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
5. MISS UTILITY OF DELAWARE SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
6. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
7. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED, NON-COMPLIANT OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
8. AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP), ALL SIGNING, STRIPING, AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DELAWARE MUTCD) FOR STREETS AND HIGHWAYS. THE DEVELOPER OR PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNS INSTALLED AS PART OF THIS PROJECT.
9. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DELDOT INSPECTOR.
10. A COPY OF THE UP-TO DATE APPROVED CONSTRUCTION DOCUMENTS AND DELDOT APPROVAL LETTERS SHALL BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES AND BE AVAILABLE FOR INSPECTION BY DELDOT PERSONNEL.
11. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (SEE NOTE #5).
12. SHOULD UTILITY RELOCATION BE REQUIRED, THE DEVELOPER MUST SUBMIT A UTILITY RELOCATION PLAN FOR DELDOT REVIEW. ALONG WITH CORRESPONDENCE FROM THE UTILITY COMPANIES STATING PRELIMINARY APPROVAL TO THE RELOCATION AND DESIGN OF THE UTILITIES PRIOR TO THE DELDOT PRE-CONSTRUCTION MEETING. NO PHYSICAL CONSTRUCTION CAN OCCUR UNTIL THE UTILITY PLANS ARE APPROVED. THE INDIVIDUAL UTILITY COMPANIES ISSUE FINAL APPROVAL, AND A DELDOT UTILITY PERMIT IS ISSUED TO THE UTILITY COMPANY.
13. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. THESE DISTURBED AREAS SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDDED AND MULCHED. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH THE DEVELOPMENT COORDINATION MANUAL.
14. DELDOT WILL NOT PROVIDE THE RESPECTIVE LOCAL LAND USE AGENCY WITH A "NO OBJECTION TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY NOTICE UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT."
15. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD.
16. DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
 - 16.a. EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
 - 16.b. THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
 - 16.c. PERMANENT PAVEMENT MARKING TAPE (PER DELDOT'S APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
17. REMOVAL OF PAVEMENT MARKING PAINT OR TAPE SHALL COMPLY WITH SECTION 5.11.2 OF THE DEVELOPMENT COORDINATION MANUAL.
18. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT'S STANDARD CONSTRUCTION DETAILS, SECTION VIII - TRAFFIC, T-15.
19. ~~INCLUDE ALL THAT APPLY.~~
 - 19.a. THE ENDS OF ALL CURBS SHALL BE TRANSITIONED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
 - 19.b. ALL APPROACH AND EXIT ENDS OF MEDIAN ISLAND AND CURB SHALL ALSO BE TRANSITIONED FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
20. ALL FIXED OBJECTS ARE TO BE A MINIMUM OF 10- FEET FROM THE EDGE OF TRAVEL LANE AND 5-FEET FROM THE EDGE OF PAVEMENT. REFERENCE SECTION 5.5.5 OF THE DEVELOPMENT COORDINATION MANUAL. ANY FIXED OBJECT THAT DOES NOT MEET THIS REQUIREMENT SHALL BE RELOCATED.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PAVING WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY IS INSTALLED TO THE ELEVATIONS SHOWN AND NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.
22. ALL STORM DRAIN PIPING DESIGNATED AS REINFORCED CONCRETE PIPE IS TO BE REINFORCED CONCRETE PIPE, MEETING AASHTO M-170 SPECIFICATIONS. SEE PLANS FOR SPECIFIC CLASS OF PIPE.
23. ALL PROPOSED CLOSED STORMDRAIN SYSTEMS SHALL BE VIDEO INSPECTED, REPAIRED AS NECESSARY AND APPROVED PRIOR TO THE INSTALLATION OF FINAL PAVING. IF REPAIRS ARE NEEDED, THE REPAIRED PIPE SECTIONS WILL NEED TO BE VIDEO INSPECTED AGAIN BEFORE THE REPAIR CAN BE APPROVED.
24. THE DEVELOPER AND EXISTING/FUTURE OWNER OF NON-STATE-MAINTAINED ROADWAYS SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON SAID ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE LATEST VERSION OF THE DELAWARE MUTCD.
25. ALL SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD T-99 DRY DENSITY.
26. THE CONTRACTOR SHALL NOTIFY DART FIRST STATE AT DOT_DETOURS@DELAWARE.GOV AT LEAST 14 DAYS PRIOR TO THE START OF ANY DETOURS OR CONSTRUCTION, AND DOT_DTC_PROJECTDEVELOPMENT@DELAWARE.GOV AT SUCH TIME THE FACILITY IS COMPLETED AND OPERABLE FOR TRANSIT OPERATIONS. FOR EMERGENCY DETOUR INFORMATION ONLY PLEASE CONTACT DTC'S CHIEF SCHEDULER AT 302-576-6019.
27. FOR INFORMATION ON OBTAINING A UTILITY PERMIT IN NEW CASTLE COUNTY CONTACT M&O-CANAL DISTRICT-PUBLIC WORKS AT (302) 326-4679.
28. FOR INFORMATION ON GETTING APPROVAL FOR PROPOSED OUTDOOR ADVERTISING IN NEW CASTLE COUNTY CONTACT M&O-CANAL DISTRICT-OUTDOOR ADVERTISING/ROADSIDE CONTROL AT (302) 326-4688.

DELDOT NOTES :		DELDOT ISSUED 03/21/19
<p>1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.</p> <p>2. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.</p> <p>3. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.</p> <p>4. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.</p> <p>5. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED. SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT RECOMMEND A CERTIFICATE OF OCCUPANCY APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.</p>		

TRAFFIC GENERATION DIAGRAM		ROAD TRAFFIC DATA:
A.D.T. (A.M. PK) [P.M. PK]		NCR-397 (OTTS CHAPEL ROAD) - SPEED LIMIT = 40 MPH
OTTS CHAPEL ROAD (N-397)		ROADWAY CLASSIFICATION: MAJOR COLLECTOR
← 8,063		AADT = 16,107 TRIPS (FROM 2021 DELDOT TRAFFIC COUNTS)
1,363 (96) [84]		10 YEAR PROJECTED AADT: 1.16 x 18,107 = 21,055 TRIPS
430 (31) [26]		TRAFFIC PATTERN GROUP: 3
→ 9,054		DESIGN VEHICLE: WB-62
SITE ENTRANCE		K FACTOR: 11.50%
		D FACTOR: 61.40%
		TRUCKS: 7.0%
TRAFFIC GENERATION DIAGRAM		ROAD TRAFFIC DATA:
A.D.T. (A.M. PK) [P.M. PK]		NCR-11 (ELKTON ROAD) - SPEED LIMIT = 50 MPH
ELKTON ROAD (N-11)		ROADWAY CLASSIFICATION: OTHER PRINCIPAL ARTERIAL
← 14,827		AADT = 29,655 TRIPS (FROM 2021 DELDOT TRAFFIC COUNTS)
1,794 (128) [110]		10 YEAR PROJECTED AADT: 1.16 x 29,655 = 34,400 TRIPS
→ 14,828		TRAFFIC PATTERN GROUP: 2
SITE ENTRANCE		DESIGN VEHICLE: WB-62
		K FACTOR: 10.25%
		D FACTOR: 57.40%
		TRUCKS: 6.30%
SITE TRIPS GENERATED:		
DESIGN VEHICLE: WB-62		
SOURCE: ITE TRIP GENERATION MANUAL (11TH EDITION)		
ITE: 945 - CONVENIENCE STORE / GAS STATION		
[VFP (16-24)] (5,585 S.F.)		
TOTAL SITE ADT: 1,283.38 x (5,585/1,000) = 7,174 TRIPS		
(50% IN / 50% OUT) = 3,587 IN / 3,587 OUT		
A.M. PEAK HR. TRIPS = 511 (50% IN / 50% OUT)		
(255 IN / 256 OUT)		
P.M. PEAK HR. TRIPS = 441 (50% IN / 50% OUT)		
(220 IN / 221 OUT)		
DIRECTIONAL DISTRIBUTION:		
64% EXITING TO E.B. ELKTON RD:		
36% EXITING TO S.B. OTTS CHAPEL RD:		
50% ENTERING FROM E.B. ELKTON RD:		
12% ENTERING FROM W.B. OTTS CHAPEL RD:		
38% ENTERING FROM E.B. OTTS CHAPEL RD:		



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PROJECT TITLE

CONVENIENCE STORE WITH GAS

REZONING, MINOR SUBDIVISION,
ANNEXATION, & SPECIAL USE
PERMIT
PR#18-07-01

1105 ELKTON ROAD
NEWARK, DE 19711
PENCADER HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

COVER SHEET AND DELDOT NOTES

ISSUE BLOCK

NO.	DATE	DESCRIPTION
3	11/9/21	AGENCY SUBMISSION
2	7/7/21	AGENCY SUBMISSION
1	4/20/21	AGENCY SUBMISSION
MARK		
LAYER/STATE	DATE	DESCRIPTION
C-002	06/29/20	

PROJECT NO.: 2017244.01

DATE: 06/29/20

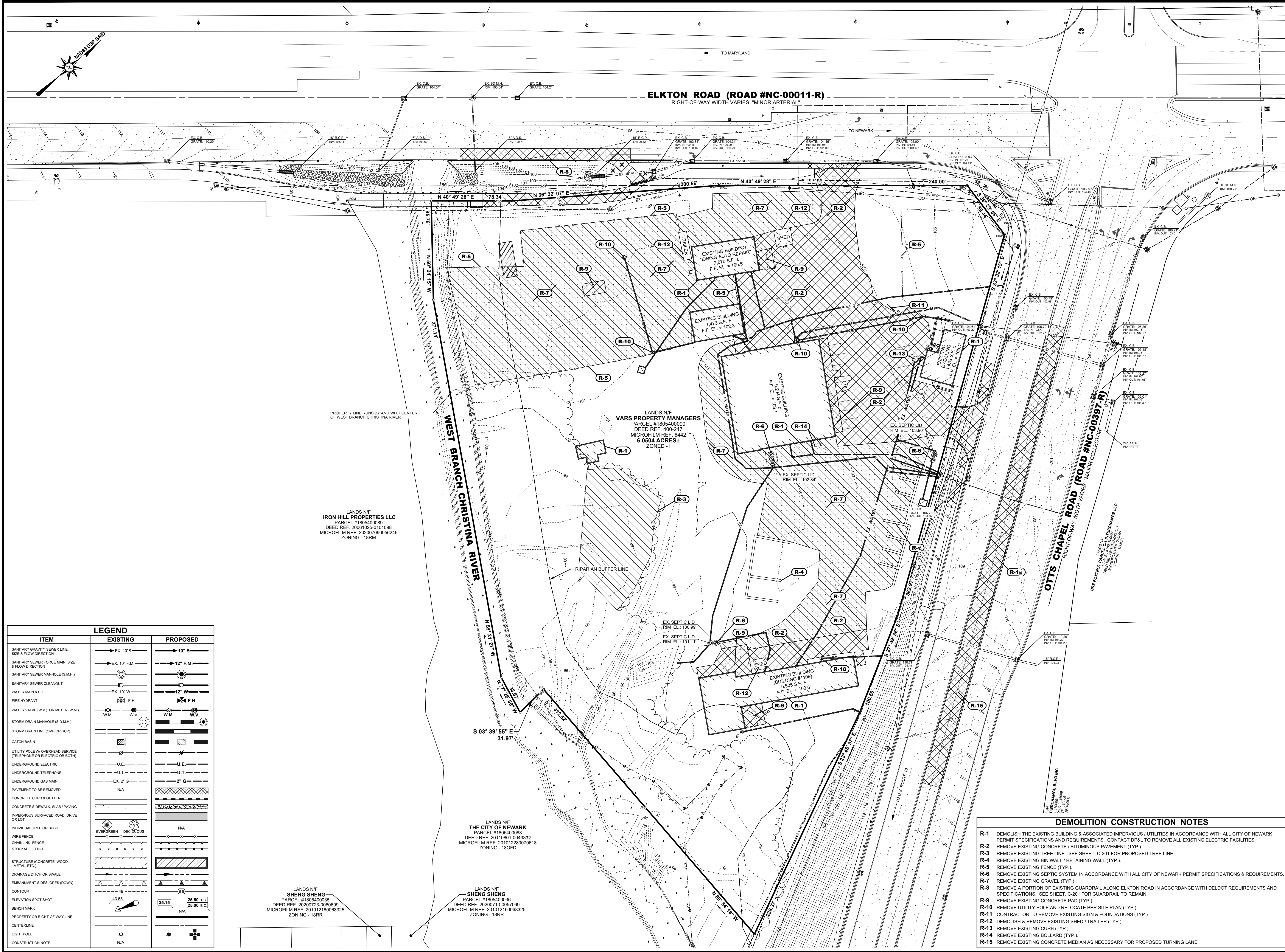
SCALE: N/A

DRAWN BY: J.D.K. | PROJ. MGR.: C.D.D.

SHEET

C-002

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LEGEND		
ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	EX. 10" S	10" S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (S.M.H.)	EX. 10" W	12" W
SANITARY SEWER CLEANOUT	EX. 10" W	12" W
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT	EX. F.H.	F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)	EX. 10" W	12" W
STORM DRAIN LINE (CMP OR RCP)	EX. 10" W	12" W
CATCH BASIN	EX. 10" W	12" W
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	EX. U.E.	U.E.
UNDERGROUND ELECTRIC	EX. U.T.	U.T.
UNDERGROUND TELEPHONE	EX. 2" G	2" G
UNDERGROUND GAS MAIN	EX. 2" G	2" G
PAVEMENT TO BE REMOVED	N/A	PAVEMENT TO BE REMOVED
CONCRETE CURB & GUTTER	EX. 10" W	12" W
CONCRETE SIDEWALK, SLAB / PAVING	EX. 10" W	12" W
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT	EX. 10" W	12" W
INDIVIDUAL TREE OR BUSH	EX. 10" W	12" W
WIRE FENCE	EX. 10" W	12" W
CHAINLINK FENCE	EX. 10" W	12" W
STOCKADE FENCE	EX. 10" W	12" W
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	EX. 10" W	12" W
DRAINAGE DITCH OR SWALE	EX. 10" W	12" W
EMBANKMENT SLOPES (DOWN)	EX. 10" W	12" W
CONTOUR	EX. 10" W	12" W
ELEVATION SPOT SHOT	EX. 10" W	12" W
BENCH MARK	EX. 10" W	12" W
PROPERTY OR RIGHT-OF-WAY LINE	EX. 10" W	12" W
CENTERLINE	EX. 10" W	12" W
LIGHT POLE	EX. 10" W	12" W
CONSTRUCTION NOTE	EX. 10" W	12" W

DEMOLITION CONSTRUCTION NOTES		
R-1	DEMOLISH THE EXISTING BUILDING & ASSOCIATED IMPERVIOUS / UTILITIES IN ACCORDANCE WITH ALL CITY OF NEWARK PERMIT SPECIFICATIONS AND REQUIREMENTS. CONTACT DP&L TO REMOVE ALL EXISTING ELECTRIC FACILITIES.	
R-2	REMOVE EXISTING CONCRETE / BITUMINOUS PAVEMENT (TYP.).	
R-3	REMOVE EXISTING TREE LINE. SEE SHEET, C-201 FOR PROPOSED TREE LINE.	
R-4	REMOVE EXISTING BIN WALL / RETAINING WALL (TYP.).	
R-5	REMOVE EXISTING FENCE (TYP.).	
R-6	REMOVE EXISTING SEPTIC SYSTEM IN ACCORDANCE WITH ALL CITY OF NEWARK PERMIT SPECIFICATIONS & REQUIREMENTS.	
R-7	REMOVE EXISTING GRAVEL (TYP.).	
R-8	REMOVE A PORTION OF EXISTING GUARDRAIL ALONG ELKTON ROAD IN ACCORDANCE WITH DELDOT REQUIREMENTS AND SPECIFICATIONS. SEE SHEET, C-201 FOR GUARDRAIL TO REMAIN.	
R-9	REMOVE EXISTING CONCRETE PAD (TYP.).	
R-10	REMOVE UTILITY POLE AND RELOCATE PER SITE PLAN (TYP.).	
R-11	CONTRACTOR TO REMOVE EXISTING SIGN & FOUNDATIONS (TYP.).	
R-12	DEMOLISH & REMOVE EXISTING SHED / TRAILER (TYP.).	
R-13	REMOVE EXISTING CURB (TYP.).	
R-14	REMOVE EXISTING BOLLARD (TYP.).	
R-15	REMOVE EXISTING CONCRETE MEDIAN AS NECESSARY FOR PROPOSED TURNING LANE.	

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PROJECT TITLE

CONVENIENCE
STORE WITH
GAS

REZONING, MINOR SUBDIVISION,
ANNEXATION, & SPECIAL USE
PERMIT
PR#18-07-01

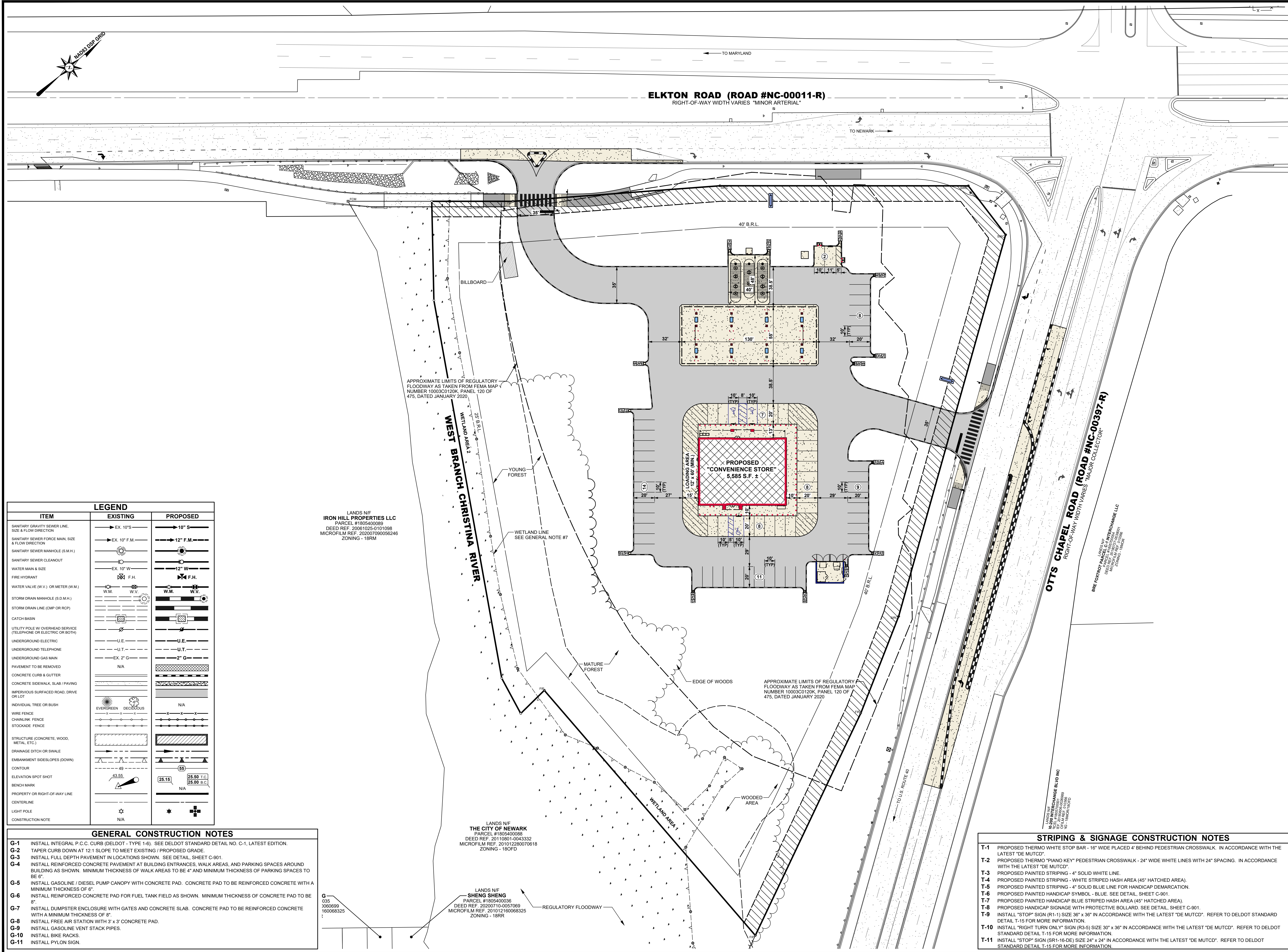
1105 ELKTON ROAD
NEWARK, DE 19711
PENCADER HUNDRED
NEW CASTLE COUNTY

EXISTING
CONDITIONS /
DEMOLITION PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
3	11/9/21	AGENCY SUBMISSION
2	7/7/21	AGENCY SUBMISSION
1	4/20/21	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION
LAYER	STATE	C-101
PROJECT NO.:		2017244.01
DATE:		06/29/20
SCALE:		1" = 40'
DRAWN BY:		A.P.C. PROJ. MGR.: C.D.D.
SHEET		C-101
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PROJECT TITLE

CONVENIENCE STORE WITH GAS

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PR#18-07-01

1105 ELKTON ROAD
NEWARK, DE 19711
PENCADER HUNDRED
NEW CASTLE COUNTY

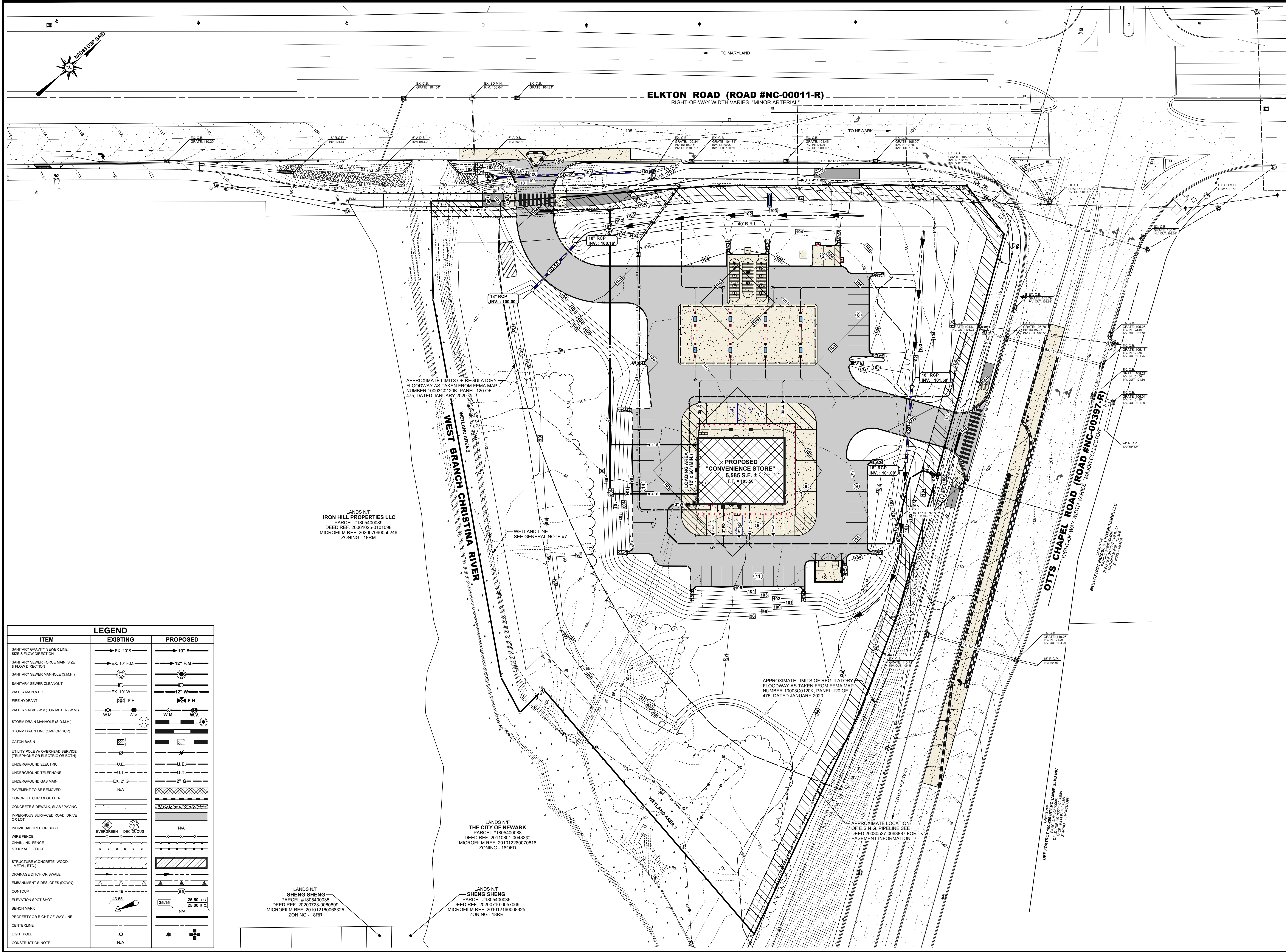
SHEET TITLE

SITE PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
3	11/9/21	AGENCY SUBMISSION
2	7/7/21	AGENCY SUBMISSION
1	4/20/21	AGENCY SUBMISSION
PROJECT NO.: 2017244.01		
DATE: 06/29/20		
SCALE: 1" = 40'		
DRAWN BY: A.P.C. PROJ. MGR.: C.D.D.		
SHEET		
C-201		
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LEGEND		
ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	→ EX. 10" S	→ 12" F.M. S
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	→ EX. 10" F.M.	→ 12" F.M. S
SANITARY SEWER MANHOLE (S.M.H.)	○	●
SANITARY SEWER CLEANOUT	○	○
WATER MAIN & SIZE	→ EX. 10" W	→ 12" W
FIRE HYDRANT	⊗ F.H.	⊗ F.H.
WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (S.D.M.H.)	○	○
STORM DRAIN LINE (CMP OR RCP)	→	→
CATCH BASIN	□	□
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	○	○
UNDERGROUND ELECTRIC	→ U.E.	→ U.E.
UNDERGROUND TELEPHONE	→ U.T.	→ U.T.
UNDERGROUND GAS MAIN	→ EX. 2" G	→ 2" G
PAVEMENT TO BE REMOVED	N/A	▨
CONCRETE CURB & GUTTER	▨	▨
CONCRETE SIDEWALK, SLAB / PAVING	▨	▨
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT	▨	▨
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
WIRE FENCE	— X — X —	— X — X —
CHAINLINK FENCE	— X — X —	— X — X —
STOCKADE FENCE	— X — X —	— X — X —
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	▨	▨
DRAINAGE DITCH OR SWALE	→	→
EMBANKMENT SIDESLOPES (DOWN)	→	→
CONTOUR	→ 49	→ 55
ELEVATION SPOT SHOT	43.55	25.16 25.50 T.C. 25.00 B.C.
BENCH MARK	→	N/A
PROPERTY OR RIGHT-OF-WAY LINE	→	→
CENTERLINE	→	→
LIGHT POLE	☆	☆
CONSTRUCTION NOTE	N/A	☆



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PROJECT TITLE

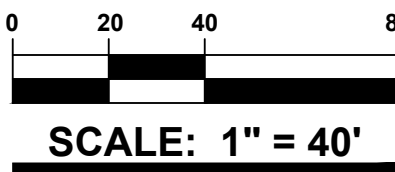
CONVENIENCE STORE WITH GAS

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PR#18-07-01

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NEW CASTLE COUNTY

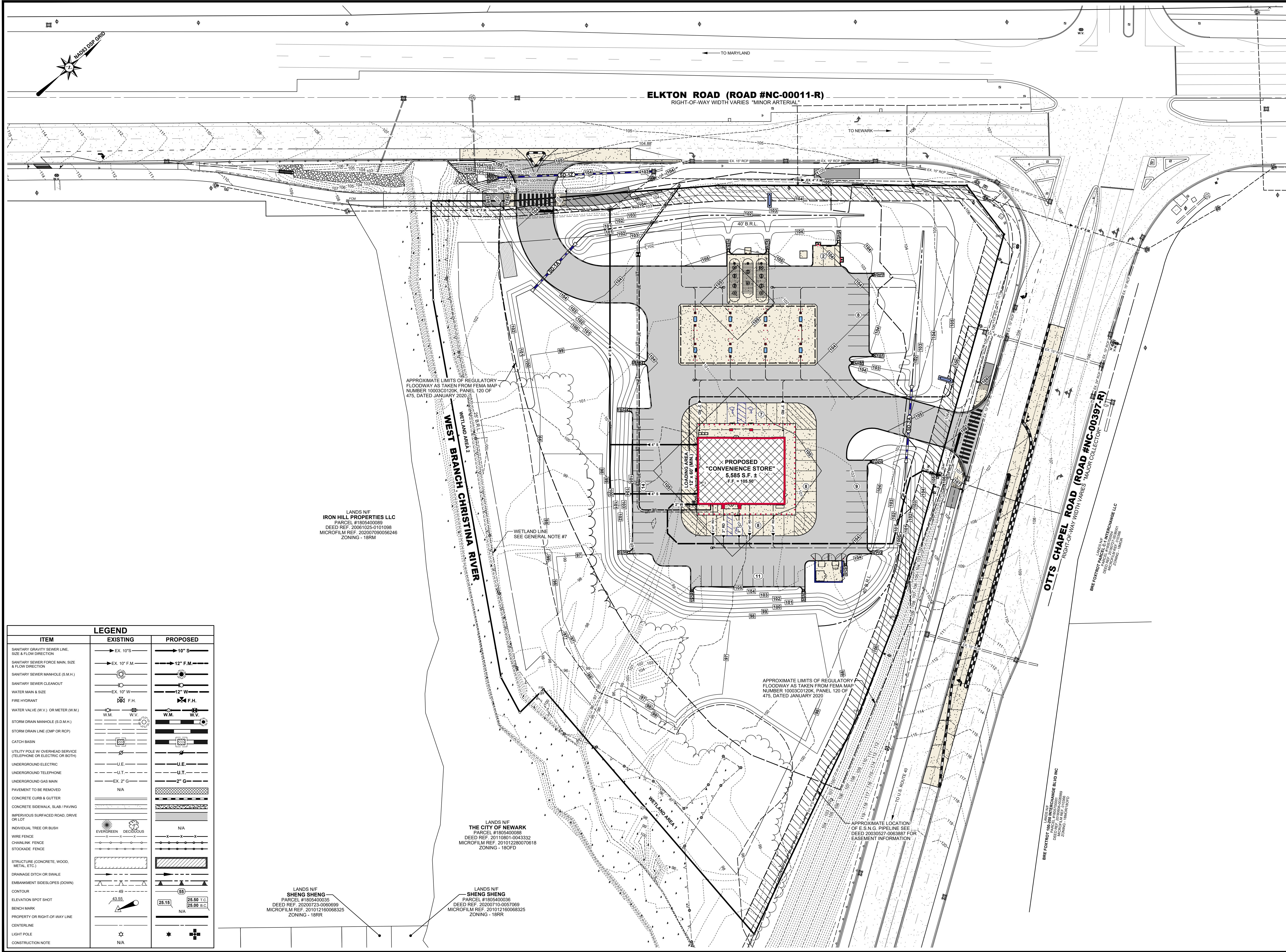
SHEET TITLE

UTILITY PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
3	11/9/21	AGENCY SUBMISSION
2	7/7/21	AGENCY SUBMISSION
1	4/20/21	AGENCY SUBMISSION
MARK DATE DESCRIPTION		
LAYER/STATE: C-301		
PROJECT NO.:		2017244.01
DATE:		06/29/20
SCALE:		1" = 40'
DRAWN BY:		A.P.C. PROJ. MGR.: C.D.D.
SHEET		
C-301		
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PROJECT TITLE

CONVENIENCE STORE WITH GAS

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PR#18-07-01

1105 ELKTON ROAD
NEWARK, DE 19711
PENCADER HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

GRADING PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
3	11/9/21	AGENCY SUBMISSION
2	7/7/21	AGENCY SUBMISSION
1	4/20/21	AGENCY SUBMISSION

MARK DATE DESCRIPTION

PROJECT NO.: 2017244.01

DATE: 06/29/20

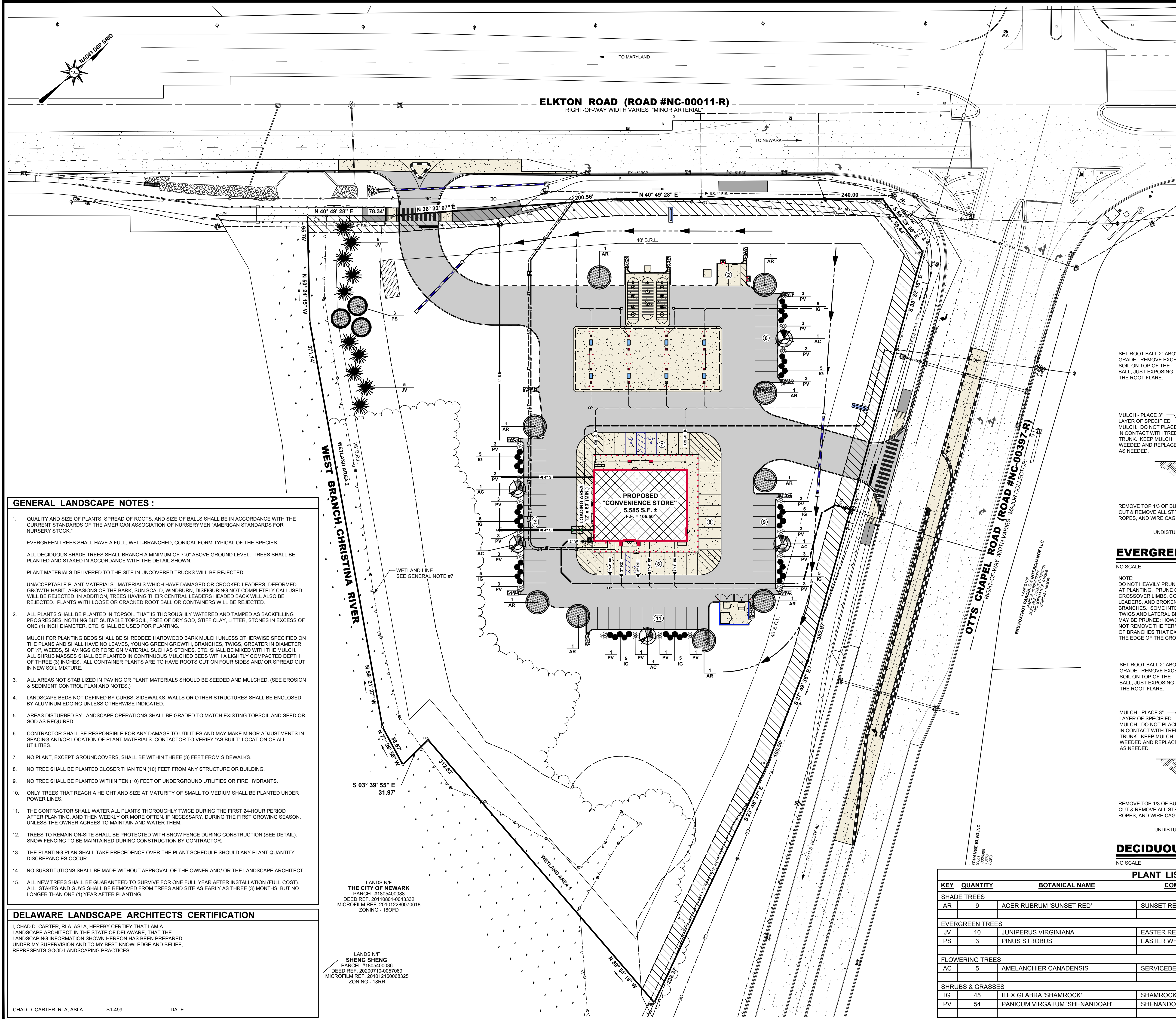
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DRAWN BY: A.P.C. PROJ. MGR.: C.D.D.

SHEET

C-401

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GENERAL LANDSCAPE NOTES :

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."
EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLEDUS WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
12. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
15. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

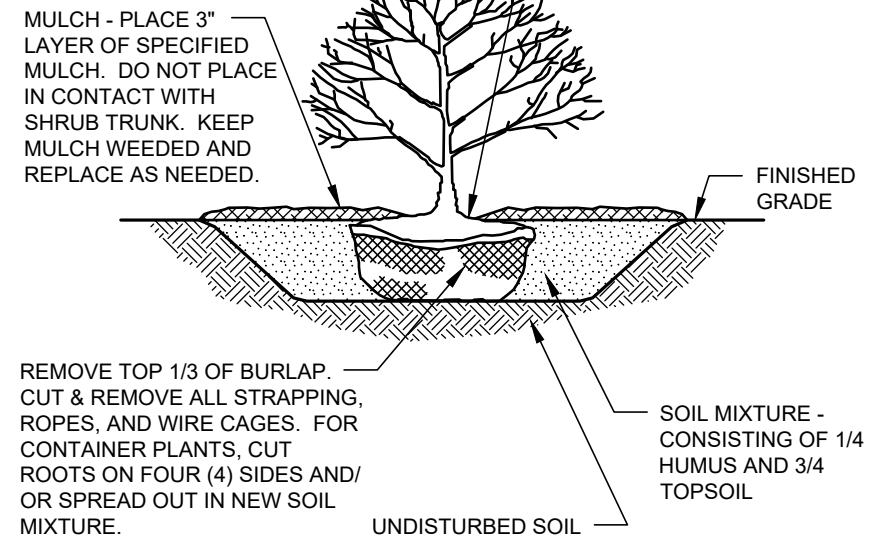
DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

LANDS N/F
THE CITY OF NEWARK
PARCEL #1805400089
DEED REF. 20110801-0043332
MICROFILM REF. 201012280070618
ZONING - 180FD

LANDS N/F
SHENG SHENG
PARCEL #1805400036
DEED REF. 20200710-0057069
MICROFILM REF. 201012160068325
ZONING - 18RR

NOTE:
PRIOR TO MULCHING, APPLY
APPROVED PRE-EMERGENT WEED
CONTROL ON ALL SHRUB BEDS.



SHRUB PLANTING DETAIL

NO SCALE BMG NO. : L-03

SET ROOT BALL 2" ABOVE
GRADE. REMOVE EXCESS
SOIL ON TOP OF THE
BALL, JUST EXPOSING
THE ROOT FLARE.

MULCH - PLACE 3"
LAYER OF SPECIFIED
MULCH. DO NOT PLACE
IN CONTACT WITH TREE
TRUNK. KEEP MULCH
WEEDS AND REPLACE
AS NEEDED.

REMOVE TOP 1/3 OF BURLAP.
CUT & REMOVE ALL STRAPPING,
ROPES, AND WIRE CAGES.

EVERGREEN TREE PLANTING DETAIL

NO SCALE BMG NO. : L-02

NOTE:
DO NOT HEAVILY PRUNE THE TREE
AT PLANTING. PRUNE ONLY
CROSSOVER LIMBS, CO-DOMINANT
LEADERS, AND BROKEN OR DEAD
BRANCHES. SOME INTERIOR
TWIGS AND LATERAL BRANCHES
MAY BE PRUNED; HOWEVER, DO
NOT REMOVE THE TERMINAL BUDS
OF BRANCHES THAT EXTEND TO
THE EDGE OF THE CROWN.

SET ROOT BALL 2" ABOVE
GRADE. REMOVE EXCESS
SOIL ON TOP OF THE
BALL, JUST EXPOSING
THE ROOT FLARE.

MULCH - PLACE 3"
LAYER OF SPECIFIED
MULCH. DO NOT PLACE
IN CONTACT WITH TREE
TRUNK. KEEP MULCH
WEEDS AND REPLACE
AS NEEDED.

REMOVE TOP 1/3 OF BURLAP.
CUT & REMOVE ALL STRAPPING,
ROPES, AND WIRE CAGES.

DECIDUOUS TREE PLANTING DETAIL

NO SCALE BMG NO. : L-01

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES						
AR	9	ACER RUBRUM 'SUNSET RED'	SUNSET RED MAPLE	2"	PLUG	DUNE
EVERGREEN TREES						
JV	10	JUNIPERUS VIRGINIANA	EASTER RED CEDAR	2"	PLUG	DUNE
PS	3	PINUS STROBUS	EASTER WHITE PINE	2"	PLUG	DUNE
FLOWERING TREES						
AC	5	AMELANCHIER CANADENSIS	SERVICEBERRY	5 GAL.	CONT.	
SHRUBS & GRASSES						
IG	45	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	5 GAL.	CONT.	
PV	54	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	5 GAL.	CONT.	

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MORGAN
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PROJECT TITLE

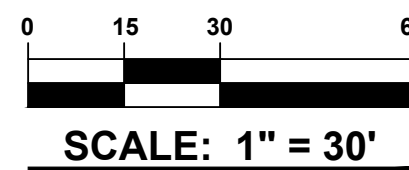
CONVENIENCE
STORE WITH
GAS

REZONING, MINOR SUBDIVISION,
ANNEXATION, & SPECIAL USE
PERMIT
PR#18-07-01

1105 ELKTON ROAD
NEWARK, DE 19711
PENCADER HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

LANDSCAPE PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
3	11/9/21	AGENCY SUBMISSION
2	7/7/21	AGENCY SUBMISSION
1	4/20/21	AGENCY SUBMISSION
PROJECT NO.: 2017244.01		
DATE: 06/29/20		
SCALE: 1" = 30'		
DRAWN BY: A.P.C. PROJ. MGR.: C.D.D.		
SHEET		
L-101		
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